

WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 35

Minutes of the Meeting of Board of Directors
April 13, 2026

The Board of Directors (the "Board") of Waller County Municipal Utility District No. 35 (the "District") met in regular session, open to the public, on April 13, 2026, in accordance with the duly posted Notice of Public Meeting, and the roll was called of the duly constituted members of the Board, as follows:

Victoria A. Battistini, President
Ryan C. Ward, Vice President
Jaelyn Day, Secretary
Daniel C. Feiler, Assistant Secretary
Tiffani S. Walker, Assistant Secretary

all of whom were present with the exception of Directors Battistini and Ward.

Also present were: Blair Bozoarth of Quiddity Engineering, LLC ("Quiddity"); Jennifer Abad of Municipal Accounts & Consulting, L.P. ("MA&C"); Mia Hargrove of Municipal District Services, LLC ("MDS"); Tiffany Wilkes of Kudela & Weinheimer ("K&W"); Stephen Eustis of Cedar Creek Municipal Advisors, LLC ("Cedar Creek"); Shamar O'Bryant on behalf of Astro Sunterra, L.P. ("Astro Sunterra"); Patty Rodriguez of BLICO, Inc., dba Bob Leared Interests ("BLICO"); and Christina Cole and Kris Eddlemon of Schwartz, Page & Harding, L.L.P. ("SPH").

In the absence of the President and Vice President, Director Feiler was appointed President Pro-Tem and called the meeting to order and declared it open for such business as might regularly come before the Board.

PUBLIC COMMENTS

There were no comments from members of the public.

MINUTES

The Board considered the minutes of its meeting held on March 16, 2026. After discussion, it was moved by Director Feiler seconded by Director Walker, and unanimously carried, that said minutes be approved, as written.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Rodriguez presented to and reviewed with the Board a written Tax Assessor-Collector Report ("TAC Report") for the period ended March 31, 2026, including the disbursements presented therein for payment from the District's tax account, a copy of which TAC Report is attached hereto as **Exhibit A**. After discussion, on motion made by Director Feiler, seconded by

Director Walker and unanimously carried, the Board approved the TAC Report and authorized the payments listed therein.

RESOLUTION AUTHORIZING AN ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES

The Board considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes. Ms. Cole advised that the Board is authorized, pursuant to Section 33.07 of the Texas Tax Code, as amended, to impose, under certain conditions on July 1, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due the District on taxes that remain delinquent as of July 1 of the year in which they became delinquent. She noted that the additional penalty to be imposed by this Resolution will not apply to delinquent personal property taxes which have incurred an additional penalty pursuant to that certain Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, which was passed and approved by the District on January 12, 2026. After further discussion, it was moved by Director Feiler, seconded by Director Walker, and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, which is attached hereto as **Exhibit B**, be adopted by the District, and that the District's delinquent tax collections attorneys be authorized to proceed with the collection of the District's 2025 delinquent real property tax accounts on July 1, 2026, subject to proper notice having been given as provided in said Resolution, including the filing of lawsuits as necessary.

OPERATOR'S REPORT

Ms. Hargrove presented to and reviewed with the Board the Operations Report dated April 13, 2026, a copy of which is attached hereto as **Exhibit C**. The Board considered review of the District's Identity Theft Prevention Program (the "Program"). In connection therewith, Ms. Hargrove presented MDS' annual report and advised the Board regarding the District's experience with identity theft during the prior year, current identity theft methods, the types of accounts maintained by the District and the District's business arrangements with other entities. She recommended that no changes be made to the District's Program. After discussion on the matter, the Board concurred that no changes were necessary to the District's Program at this time.

The Board considered the approval of a Consumer Confidence Report ("CCR") and authorizing the distribution of same to customers of the District. After discussion on the matter, Director Feiler moved that (i) the CCR be approved by the Board, subject to the final review and approval of same by SPH, and (ii) MDS be authorized to distribute same to the District's consumers prior to the July 1, 2026, deadline. Director Walker seconded said motion, which carried unanimously.

Ms. Hargrove next advised that there are four (4) delinquent accounts totaling \$1,810.22, which MDS has been unable to collect. She advised that MDS recommends these accounts be turned over to collections for further collection efforts. Following discussion, Director Feiler moved that the Operator's Report be approved, water service be terminated to those customers who remain delinquent in accordance with the terms of the District's Rate Order, and that MDS be authorized to turn over the subject accounts to collections for further collection efforts, as

discussed and as reflected in the Operations Report. Director Walker seconded said motion, which unanimously carried.

ENGINEERING REPORT

Mr. Bozoarth next presented to and reviewed with the Board an Engineering Report dated April 13, 2026, a copy of which report is attached hereto as **Exhibit D**, relative to the status of various engineering and construction projects within the District. Upon review and discussion of the Report, Director Feiler moved that the Engineering Report and all actions noted therein be approved as recommended by Quiddity, including approval of payment in the amount of \$2,875 to Allgood Construction for a water service line bore repair located within Sunterra Section 69. Director Walker seconded the motion, which unanimously carried.

SILT SOLUTIONS, INC.

The Board next considered a report from Silt Solutions, Inc. ("SSI") in connection with storm water pollution and prevention services. Ms. Cole advised that SSI provided a report for the period March 17, 2026 through April 7, 2026, a copy of which is attached hereto as **Exhibit E**.

LANDSCAPE ARCHITECTURE REPORT

Ms. Wilkes presented to and reviewed with the Board a monthly report prepared by K&W regarding the status of various recreational projects, a copy of which report is attached hereto as **Exhibit F**. Following discussion, Director Feiler moved that K&W's report and all actions noted therein be approved as recommended by K&W. Director Walker seconded the motion, which unanimously carried.

BOOKKEEPER'S REPORT

Ms. Abad presented to and reviewed with the Board the Bookkeeper's Report, dated April 13, 2026, attached hereto as **Exhibit G**, including the disbursements presented for payment, as prepared by MA&C. Ms. Abad also presented to and reviewed with the Board a Quarterly Investment Inventory Report for the investment period ended February 28, 2026, a copy of which report is included in the Bookkeeper's Report. After discussion, it was moved by Director Feiler that (i) the Bookkeeper's Report be approved, and that the disbursements identified in the Bookkeeper's Report be authorized for payment, and (ii) the Quarterly Investment Report for the investment period ended February 28, 2026, be approved as presented, and the Investment Officers of the District be authorized to execute same on behalf of the Board and the District. Director Walker seconded said motion, which unanimously carried.

TERMINATION OF MUNICIPAL ADVISORY SERVICES AGREEMENT (BAIRD); APPROVAL OF MUNICIPAL ADVISORY CONTRACT (CEDAR CREEK MUNICIPAL ADVISORS, LLC)

The Board next considered termination of the Municipal Advisory Services Agreement between the District and Robert W. Baird & Co. Incorporated ("Baird"), and approval of a

Municipal Advisory Contract (the "Contract") between the District and Cedar Creek, a copy of which is attached hereto as **Exhibit H**. Mr. Eustis addressed the Board at this time on behalf of Cedar Creek. Following discussion, it was moved by Director Feiler, seconded by Director Walker and unanimously carried, that the Board (i) terminate the District's Municipal Advisory Services Agreement between the District and Baird, (ii) approve the Municipal Advisory Contract between the District and Cedar Creek, subject to review of same by SPH, and (iii) authorize SPH to accept and acknowledge the associated Texas Ethics Commission 1295 Form.

DEVELOPER'S REPORT

Mr. O'Bryant discussed the status of development within the District.

SECURITY PATROL REPORT

Ms. Cole presented to and reviewed with the Board a Security Patrol Report prepared by On-Site Services, LLC for the month of March 2026, a copy of which is attached hereto as **Exhibit I**.

ATTORNEY'S REPORT

The Board considered the attorney's report. In connection therewith, Ms. Cole advised the Board that she had nothing further to discuss with the Board of a legal nature which was not covered under a specific agenda item.

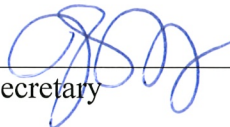
FUTURE AGENDA ITEMS

The Board next considered additional items for placement on future agendas. No specific agenda items, other than routine and ongoing matters, were requested.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Feiler, seconded by Director Walker, and unanimously carried, the meeting was adjourned.




Secretary

LIST OF ATTACHMENTS

- EXHIBIT A Tax Assessor-Collector's Report
- EXHIBIT B Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes
- EXHIBIT C Operations Report
- EXHIBIT D Engineering Report
- EXHIBIT E Report provided by Silt Solutions, Inc.
- EXHIBIT F Landscape Architect Report
- EXHIBIT G Bookkeeper's Report
- EXHIBIT H Municipal Advisory Contract between the District and Cedar Creek Municipal Advisors, LLC
- EXHIBIT I Security Patrol Report